

ADDRESS: 322-40 RACE ST

Proposal: Construct five-story mixed-use building

Review Requested: Final Approval

Owner: Elders + Deacons, the Minister Trustees

Applicant: Morris Zimmerman, O:Z Collaborative

History: 1837; First German Reformed Church, includes houses at 151 and 153 N 4th St

Individual Designation: 1/25/1966

District Designation: Old City Historic District, Significant, 12/12/2003

Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: This application proposes to construct a five-story mixed-use building on the site of the Old First Reformed United Church of Christ at the southeast corner of 4th and Race Streets in the Old City Historic District. The building would include residential and service facilities for homeless men, commercial spaces, and offices for the church. The site of the new building, along 4th Street to the west of the church building, currently includes an eighteenth-century house classified as significant in the historic district, a pseudo-colonial house classified as non-contributing, a surface parking lot, and open space. In June 2019, the Historical Commission approved the massing and location of the proposed building in concept and granted final approval of the relocation eighteenth-century house to the south property line and the restoration of its commercial first-floor façade, and the demolition of the non-contributing house. This application requests final approval of the new building.

The new building would include a two-story section for church offices adjacent to the relocated house and a five-story section at the corner with commercial space on the ground floor and residential units with support spaces on the upper floors. The new building would be beveled to maintain views of the church from Race Street. The new building would be designed to meet passive house standards and would be clad with brick, cast stone, and metal panels. The church-office section of the building would be clad in cast stone and have the appearance of a separate building. The mass of the new building would be broken down with shifts in height and changes in materials. The upper floors would stand on columns at the northeast side of the building. It is important to note that, although the land at the corner of 4th and Race is now open, it was historically built up with structures about the size of the proposed building. The clearing of that land post-dates the period of significance of the historic district by many decades.

SCOPE OF WORK

- Construct mixed-use building

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The new construction will not destroy historic materials, features, and spatial relationships that characterize the property.
 - The new construction will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - The new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

STAFF RECOMMENDATION: The staff recommends approval, with the staff to review details, pursuant to Standards 9 and 10 and the Historical Commission's approval in concept of June 2019.



Elevation drawings of the design approved in concept in June 2019.

**THE MINUTES OF THE 682ND STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 14 JUNE 2019
ROOM 18-029, 1515 ARCH STREET
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

Mr. Thomas, the chair, called the meeting to order at 9:04 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	x		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	x		
Kelly Edwards, MUP	x*		Arrived at 9:07 am
Steven Hartner (Department of Public Property)	x		
Sarah Kaiser (Department of Licenses & Inspections)	x		
Melissa Long (Division of Housing & Community Development)	x		
John Mattioni, Esq.	x		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair		x	
Jessica Sánchez, Esq. (City Council President)	x		
Meredith Trego (Philadelphia City Planning Commission)	x		
H. Ahada Stanford, Ph.D. (Commerce Department)	x		
Betty Turner, MA, Vice Chair	x		
Kimberly Washington, Esq.	x*		Arrived at 9:08 am

The following staff members were present:

Jonathan E. Farnham, Ph.D., Executive Director
Randal Baron, Historic Preservation Planner III
Laura DiPasquale, Historic Preservation Planner II
Meredith Keller, Historic Preservation Planner II
Leonard Reuter, Esq., Law Department

The following persons were present:

Larry Wind, H+W Apartments
Sam Katovitch, Toner Architects
Bart Bajada, Toner Architects
Patrick Boyle, Spring Garden CDC
Agata Reister, Landmark Architectural Design, LLC
Patrick Grossi, Preservation Alliance for Greater Philadelphia
Kate Jacobi, Mural Arts Philadelphia

Eric Okdeh, Mural Arts Philadelphia
Paul Steinke, Preservation Alliance for Greater Philadelphia
John Totes, John Totes Architecture and Design, LLC
Cindy Hamilton, Heritage Consulting Group
David Gest, Esq., Ballard Spahr LLP
Michael Caine, Old First United Church of Christ
Ivy Truong, Community Ventures
David LaFontaine, Community Ventures
Troy Hannigan, Community Ventures
Patrick Isaac, Community Ventures
Kathy Lent, BWA Architecture + Planning
Morris Zimmerman, BWA Architecture + Planning
Paul Boni, Society Hill Civic Association/Crosstown Coalition
Dennis Carlisle, OCF Realty
Lindsey Burstein, OCF Realty
Sam Epstein, OCF Realty
Steven Peitzman
Oscar Beisert

The Historical Commission concluded that:

- The proposed work satisfies Standard 9.
- The proposed work is consistent with the Historical Commission's approvals for the building in 2004 and 2006.

ACTION: Ms. Trego moved to approve the application, with the staff to review details, pursuant to Standard 9 and the Historical Commission's approvals in 2004 and 2006. Mr. Mattioni seconded the motion, which passed by a vote of 11 to 1.

ITEM: 219-29 S 18 TH ST, UNIT 201					
MOTION: Approval					
MOVED BY: Trego					
SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	x				
Cooperman		x			
Edwards	x				
Hartner (DPP)	x				
Kaiser (L&I)	x				
Long (DHCD)	x				
Mattioni	x				
McCoubrey					x
Sánchez (Council)	x				
Trego (PCPC)	x				
Stanford (Commerce)	x				
Turner, Vice Chair	x				
Washington	x				
Total	11	1			1

ADDRESS: 322-40 RACE ST

Proposal: Relocate building; remove rear ell; construct mixed-use building

Review Requested: Final Approval

Owner: Old First Reformed United Church of Christ

Applicant: David La Fontaine, Community Ventures

History: 1837; First German Reformed Church; altered 1882 and 1968; includes houses at 151 and 153 N. 4th St

Individual Designation: 1/25/1966

District Designation: Old City Historic District, Significant, 12/12/2003

Staff Contact: Jon Farnham, jon.farnham@phila.gov, 215-686-7660

BACKGROUND: This application proposes to construct a mixed-use building on the site of the Old First Reformed United Church of Christ at the southeast corner of 4th and Race Streets in the Old City Historic District. The building would include residential and service facilities for homeless men, commercial spaces, and offices for the church.

The site of the new building, along 4th Street to the west of the church building, currently includes an eighteenth-century house classified as significant, a pseudo-colonial house classified as non-contributing, a surface parking lot, and open space. To clear the site for the new building, the non-contributing building would be demolished and the main block of the eighteenth-century house would be relocated to the south against the party wall of the adjacent

building and incorporated into the new building. The rear ell of the eighteenth-century house would be removed. The new building would include a two-story section for church offices adjacent to the relocated house and a five-story section at the corner with commercial space on the ground floor and residential units with support spaces on the upper floors. The new building would be beveled to maintain views of the church from Race Street. The new building would be designed to meet passive house standards and would be clad with brick, cast stone or similar material, EIFS, and metal panels. The church-office section of the building would be clad in cast stone and have the appearance of a separate building. The mass of the new building would be broken down with shifts in height, changes in materials, and the inclusion of bay-like elements. The upper floors would stand on pilotis at the northeast side of the building. It is important to note that, although the land at the corner of 4th and Race is now open, it was historically built up with structures about the size of the proposed building. The clearing of that land post-dates the period of significance of the historic district by many decades.

The eighteenth-century house was rehabilitated in the 1970s. A c. 1900 storefront was removed and the first-floor front façade was restored with a door with marble stoop, window, and bulkhead. Unfortunately, the brick used to rebuild the first floor was not a good match for the brick above. To cover the scar in the brick where a beam was inserted above the storefront, a pent eave was added. The pent eave as well as the cornice were returned onto the south party wall; such returns would have been impossible historically owing to the adjacent building. Chimneys were added at the main block and rear ell.

To move the eighteenth-century house, the rear ell and non-historic chimneys would be demolished. The main block would be shifted to the south, onto the surface parking lot. The front façade would be restored, albeit without the bulkhead. As an alternate, the reconstruction of the c. 1900 storefront is proposed, which would provide an accessible entrance to the building.

SCOPE OF WORK

- Remove rear ell and non-historic chimneys of the eighteenth-century house and move main block south to party wall
- Demolish non-contributing house
- Construct mixed-use building

STANDARDS FOR REVIEW:

Section 14-1005(6)(d) of the historic preservation ordinance prohibits the demolition of a historic resources unless the Historical Commission finds that the demolition is “necessary in the public interest, or unless the Historical Commission finds that the building ... cannot be used for any purpose for which it is or may be reasonably adapted.”

- The Historical Commission must decide whether the removal of the rear ell and relocation of the main block would constitute a demolition. If they do constitute a demolition, the Historical Commission is prohibited from approving the project without first finding that the demolition is necessary in the public interest or the building cannot be used for any purpose for which it is or may be reasonably adapted.

Section 14-203(88) of the historic preservation ordinance defines “Demolition or Demolish” as:

- The razing or destruction, whether entirely or in significant part, of a building, structure, site, or object. Demolition includes the removal of a building, structure, site, or object from its site or the removal or destruction of the façade or surface.
 - The project does not propose the razing or destruction of the building in its entirety.

- The project does propose the razing or destruction of the rear ell. The Historical Commission must decide whether the removal of the rear ell is a razing or destruction in significant part.
- The project does propose the relocation of the main block. The Historical Commission must decide whether the relocation of the main block is a removal of a building from its site.

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The Historical Commission must decide whether the new construction will destroy historic materials, features, and spatial relationships that characterize the property.
 - The Historical Commission must decide whether the new construction will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - The Historical Commission must decide whether the new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinct materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.*
- *Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
 - The application proposes to incorporate the main block of the eighteenth-century house into the new building. The front façade would be restored, excepting the cellar bulkhead. As an alternate, a c. 1900 storefront that was removed in the 1970s would be reconstructed.

STAFF RECOMMENDATION: The staff recommends approval of the removal of the rear ell and relocation of the main block; and approval in concept of the new building. The staff contends that:

- The removal of the rear ell is not a demolition because it is not a razing or destruction in significant part. The rear ell does not characterize the property and is not part of the essential form and integrity of the historic property because it was not historically visible from the public right-of-way. The removal of the rear ell can be treated as an alteration and does not trigger the demolition prohibition in Section 14-1005(6)(d) of the historic preservation ordinance. The removal satisfies Standards 9 and 10.
- The relocation of the main block is not a demolition because the building will not be removed from its site; it will be relocated on the same site. Moreover, placing the building up against a party wall will restore the historic relationship between this building and an adjacent neighbor. The relocation of the main block can be treated as an

alteration and does not trigger the demolition prohibition in Section 14-1005(6)(d) of the historic preservation ordinance. The relocation satisfies Standards 9 and 10.

- The restoration of the main block satisfies Standards 2 and 5, provided the eighteenth-century appearance of the first-floor front is retained (in lieu of the reconstructed storefront), including the reconstruction of the cellar bulkhead.
- The overall location, size, and massing of the new building satisfies Standard 9, but aspects of the materials, features, scales, and proportions do not.
 - The relationships between the brick, stucco, and metal panels seem unresolved. Choices of where to place brick and metal panels seem arbitrary.
 - The sizes, scales, proportions, and rhythms of the windows are unrelated to those of the surrounding historic buildings.
 - The use of the metal panels to create bay-window-like elements seems appropriate, but the designs of the bays at the corners seems unresolved.
 - The pilotis at the northeast façade seem incompatible with the historic church.
 - The Race Street façade seems unresolved, especially where the windows at the ends of the corridors create a void at the center of what might be considered the main façade.
 - Overall, the design of the new building should be better related to design elements found in the Old City Historic District. Additional detailing of the new construction should be provided for final approval. While full construction drawings are not necessary, the application should provide some information about details like storefront systems, window and door frames, etc.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval in concept of the moving of the historic building, removal of the rear ell, and massing and location of the new building, with the understanding that the design of the new building will be revised before final approval.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:03:40

RECUSALS:

- Ms. Stanford recused because she sits on the board of Community Ventures, a partner in the project. She excused herself from the meeting.
- Ms. Long recused because the law firm at which her husband works is representing the applicant.

PRESENTERS:

- Mr. Farnham presented the application to the Historical Commission.
- Pastor Michael Caine, preservation consultant Cindy Hamilton, attorney David Gest, developer David LaFontaine, and architects Morris Zimmerman and Kathy Lent represented the application.

DISCUSSION:

- Mr. Gest stated that when they initially submitted the application they were seeking final approval of all aspects of the application. After receiving some feedback, they decided to seek final approval of the relocation of the house with the removal of the rear ell and in-concept approval of the new construction. He stated that they agree with the staff's and Architectural Committee's recommendations.
- Pastor Caine provided a history of the congregation, which was founded in 1727, bought this property in 1747, built a series of church on the site, left the site in 1882

for 10th and Wallace Streets, and later moved to another site before returning to this site in 1967. When the congregation returned to Old City, it focused on overlooked and forgotten people including the homeless and urban poor. Since 1986, the congregation has hosted homeless persons during the winters. He stated that the homeless accommodations have never been permanent, but would be if this project is realized.

- Mr. LaFontaine explained that his company is a non-profit housing developer, which will partner with the church. He stated that the facility would include units for 34 homeless persons. The building would include 2,400 square feet of commercial space, which was requested by the community. He stated that the project needs a final approval on the moving of the building to pursue funding for the project.
- Ms. Hamilton provided information about the two existing buildings on the construction site. One was built in the 1970s and is non-contributing to the district. The other one, which would be moved, was built in the middle of the eighteenth century and is contributing to the district. She described the historic building. The first-floor has been entirely rebuilt. She showed images of the block at various points in its history. Buildings stood along 4th Street to the corner with Race Street. She stated that, as an alternate, they would like to restore the storefront on the historic building as it is seen in historic photographs.
- Mr. Zimmerman stated that he has been in conversation with Wolf Building Movers about shifting the historic house to the south. Mr. Thomas stated that the Historical Commission's staff will need to review the details of the move and the connection with the building to the south. Mr. Zimmerman then presented the conceptual design of the new building. He discussed the many options that they considered with the congregation. He stated that they concluded that placing the largest mass on the corner will allow more light and air to the side of the church, where the windows are located. Mr. Zimmerman explained how the historic building will connect to the new building. He explained how the floor levels will connect. He then discussed their desire to reconstruct the historic storefront on the historic house to be moved. Mr. Thomas discussed ways of making the house accessible with the storefront. Mr. Zimmerman showed drawings and renderings of the proposed building. He stated that they have reached a conclusion on the massing, but are still working on the materials and detailing.

PUBLIC COMMENT:

- Patrick Grossi of the Preservation Alliance stated that his organization does not oppose the relocation of the house or removal of the rear ell. He stated that his organization is agnostic on the reconstruction of the storefront and agrees that the design of the new building needs additional refinement.
- Mr. Farnham pointed out a letter in support of the project from Councilman Squilla.
- Jim Duffin corrected that the building to be moved was constructed in 1775 by a German immigrant.
- Oscar Beisert supported the project but urged that the design of the new building be reconsidered.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The block of N. 4th Street south of Race Street was historically developed to a density like that proposed in this application.

- The rear ell of the historic house does not characterize the property and is not part of the essential form and integrity of the historic property.
- The historic house will not be removed from its site; it will be relocated on the same site. The relocation of the historic house up against a party wall will restore the historic relationship between the building and an adjacent neighbor and will restore the street wall.

The Historical Commission concluded that:

- The removal of the rear and relocation of the historic house do not constitute demolition as defined in Section 14-203(88) of the historic preservation ordinance.
- The restoration of the relocated main block of the historic house satisfies Standards 2 and 5.
- The overall location, size, and massing of the new building satisfies Standard 9, but the design details should be refined.

ACTION: Ms. Trego moved to grant final approval for the relocation of the house with the removal of the rear ell and to grant approval in concept of the massing and location of the new building. Ms. Cooperman seconded the motion, which passed unanimously.

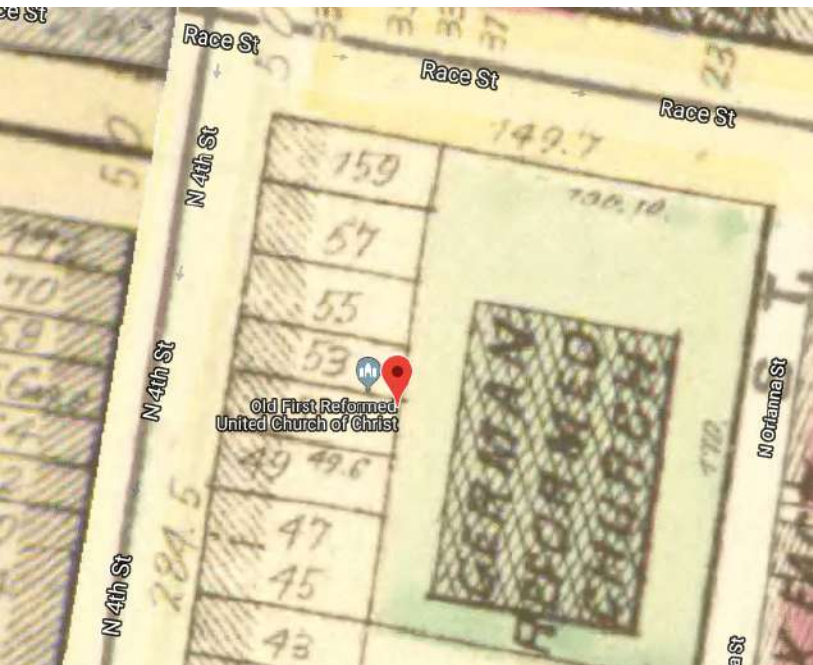
ITEM: 322-40 RACE ST					
MOTION: Final approval of the relocation and approval in concept of the new construction					
MOVED BY: Trego					
SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	x				
Cooperman	x				
Edwards	x				
Hartner (DPP)	x				
Kaiser (L&I)	x				
Long (DHCD)				x	
Mattioni	x				
McCoubrey					x
Sánchez (Council)	x				
Trego (PCPC)	x				
Stanford (Commerce)				x	
Turner, Vice Chair	x				
Washington	x				
Total	10			2	1

DISCUSSION OF PROPOSED GUIDELINES FOR MEETING CONDUCT

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:40:20

DISCUSSION:

- Mr. Thomas introduced the proposed Guidelines for Meeting Conduct. He stated that the guidelines were intended to ensure participation while allowing the Historical Commission to be efficient.



OldFirst
Love First

Design Review:

Old First House

322-40 Race Street, Philadelphia, PA

Architectural Committee of the
Philadelphia Historical Commission

April 26, 2022



STUDIO|BRYAN HANES
LANDSCAPE ARCHITECTURE & URBAN DESIGN

COMMUNITY VENTURES / OLD FIRST INTRODUCTION

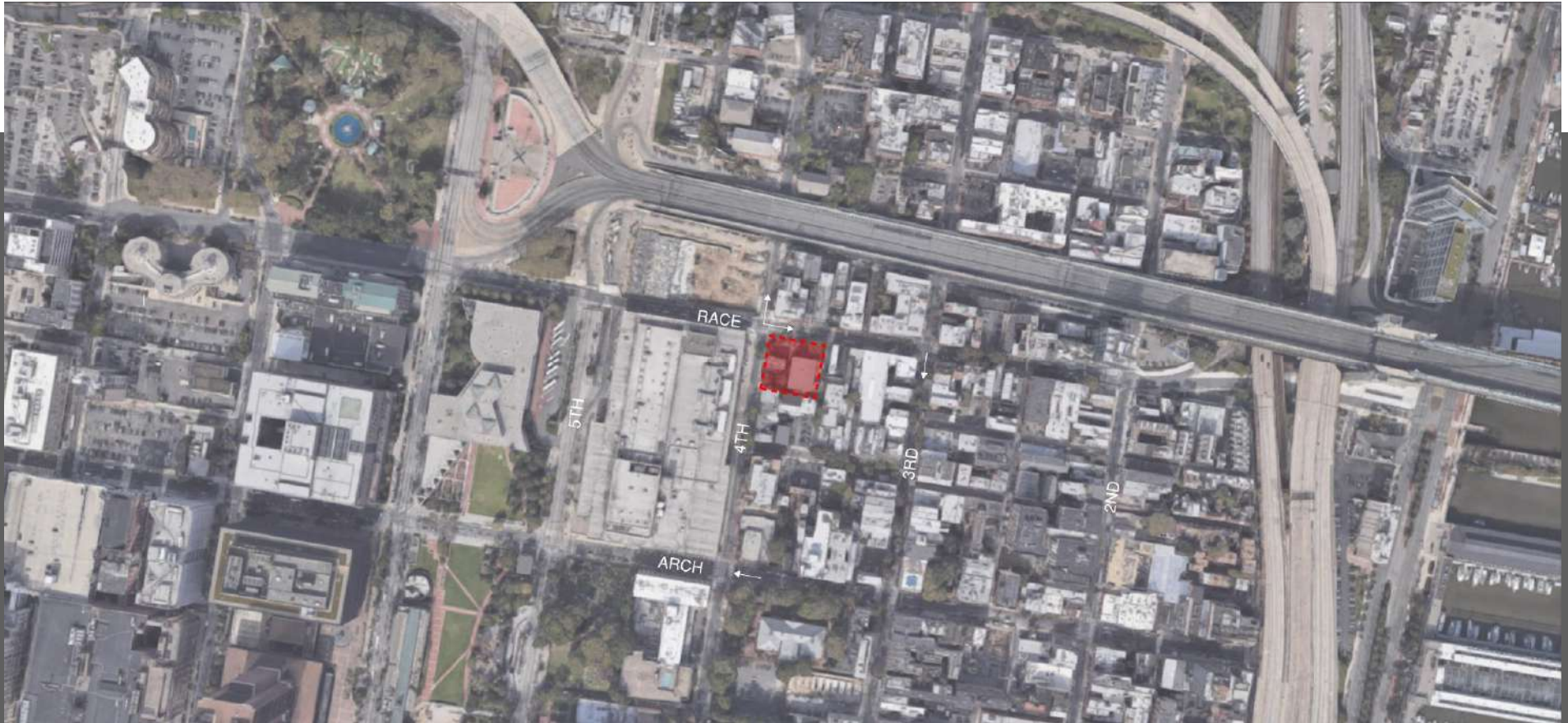
Design Review

Old First House



PROJECT CONTEXT

Design Review
Old First House



SITE LOCATION

PROJECT CONTEXT

Design Review

Old First House



SITE AERIAL

PROJECT CONTEXT

Design Review

Old First House



EXISTING VIEW LOOKING SOUTHWEST DOWN RACE STREET

PROJECT CONTEXT

Design Review
Old First House



EXISTING VIEW LOOKING NORTHEAST UP 4TH STREET

PROJECT CONTEXT

Design Review
Old First House



EXISTING VIEW LOOKING SOUTHEAST TO 4TH AND RACE

PROJECT CONTEXT

Design Review

Old First House



WEST CORNER OF 4TH AND RACE LOOKING EAST

PROJECT CONTEXT

Design Review

Old First House



THE MINT

151 N. 4TH STREET: DATES OF CONSTRUCTION

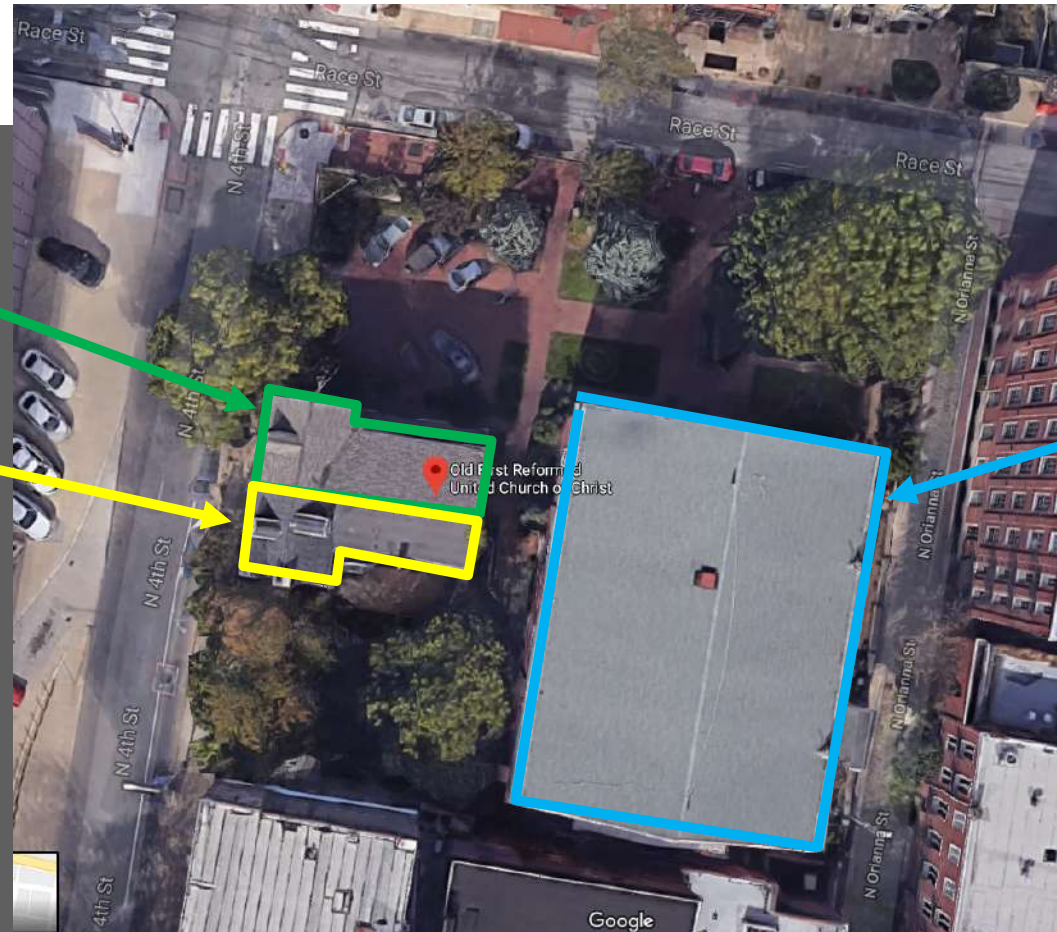
Design Review

Old First House

153 N. 4TH STREET, BUILT
C.1974, NON-HISTORIC

151 N. 4TH STREET, BUILT
C.1760; 1973 RECONSTRUCTED
1ST FLOOR

CHURCH BUILT 1837



151 AND 153 N. 4TH STREET

Design Review

Old First House



153 N. 4TH

C. 1974 NON-CONTRIBUTING / DECLASSIFIED
To be demolished

151 N. 4TH

C.1760, C.1974 RECONSTRUCTION
Partial demolition and relocation Approved
by Historic Commission in July 2019

151 N. 4TH STREET: OVERALL VIEWS

Design Review

Old First House



WEST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

151 N. 4TH STREET: 1973 CONJECTURAL RECONSTRUCTION / CHANGES

Design Review
Old First House



MODERN BRICK, DOOR,
WINDOW, PENT



MODERN STUCCO, CHIMNEY
(FORMER PARTY WALL)
Demolition of c 1973 chimney
previously approved

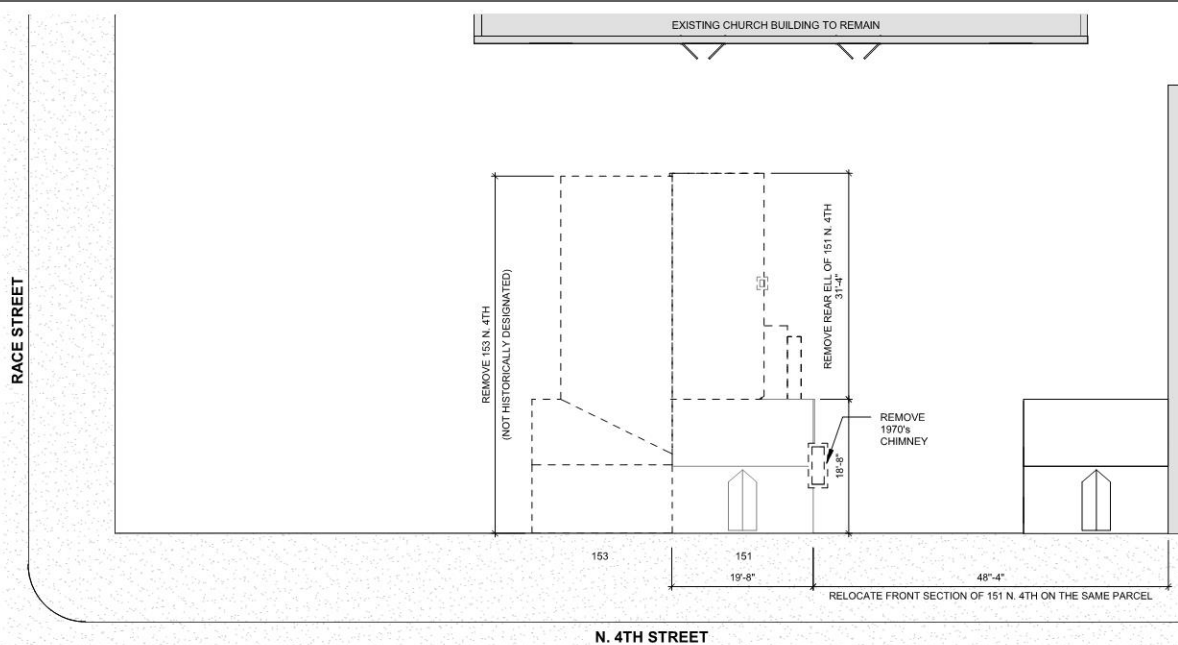


MODERN STUCCO, ENTRANCE
BUMPOUT, CHIMNEY –
Demolition of ell previously
approved

MOVING 151 SOUTH TO END OF ROW ON 4TH STREET

Design Review
Old First House

- Restore historic context



151 N. 4TH - RELOCATION

153 N. 4TH

Demolish non-historic building

151 N.4TH – Previously approved in July 2019

Remove rear ell (does not characterize the property, was not visible during period of significance)

Relocate building 48' to south (restore density of block and context of building to 18th century block)

Reconstruct storefront alternate that existed during district's period of significance (remove conjectural pent, door, window at west elevation for replacement storefront based on documentary evidence)

LEARNING FROM OLD CITY

CONTRASTING NEW BUILDING MATERIALS

Design Review

Old First House



LEARNING FROM OLD CITY

GROUND LEVEL COMMERCIAL DATUM

Design Review

Old First House



LEARNING FROM OLD CITY

GROUND LEVEL COMMERCIAL

Design Review

Old First House



MOVING 151 SOUTH TO END OF ROW ON 4TH STREET

Design Review *Old First House*

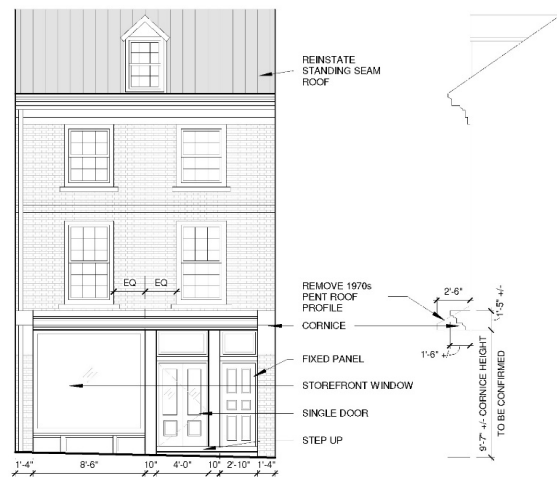
151 N. 4th Street | 1960

© City of Philadelphia, Department of Records

Reinstate First Floor Commercial Façade



FIRST FLOOR FAÇADE OF EXISTING
151 N. 4TH STREET BUILDING



REINSTATE FIRST FLOOR FAÇADE OF
151 N. 4TH STREET BUILDING



CONTEXT ELEVATIONS

Design Review *Old First House*



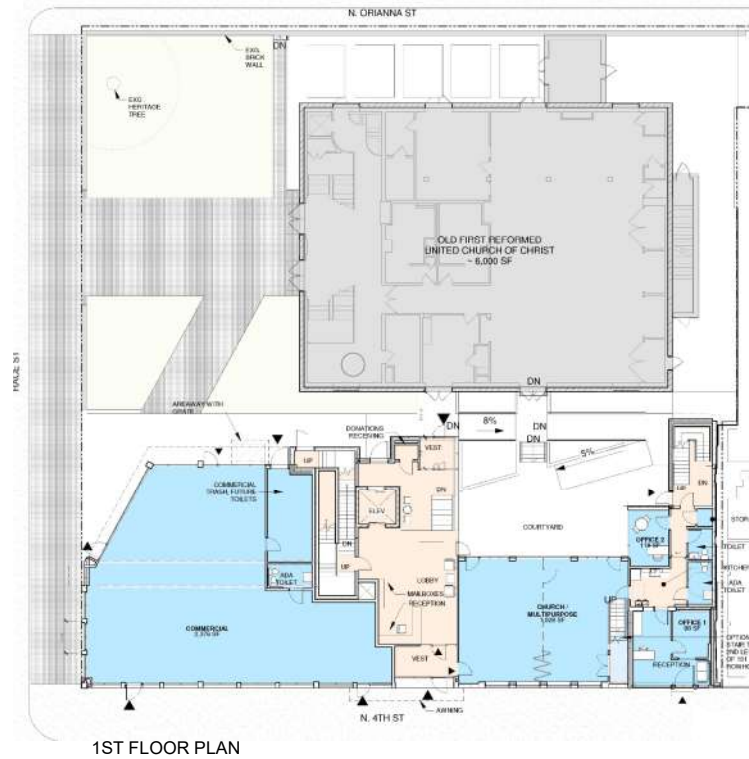
CONTEXT AERIAL

Design Review *Old First House*



FLOOR PLANS

Massing, program, number of floors, unit counts, Passive House criteria are finalized



1ST FLOOR PLAN



BASEMENT PLAN



ROOF PLAN



5TH FLOOR PLAN



3RD FLOOR PLAN, 4TH FLOOR SIMILAR



2ND FLOOR PLAN

ELEVATIONS

Design Review

Old First House



WEST ELEVATION

ELEVATIONS

Design Review *Old First House*



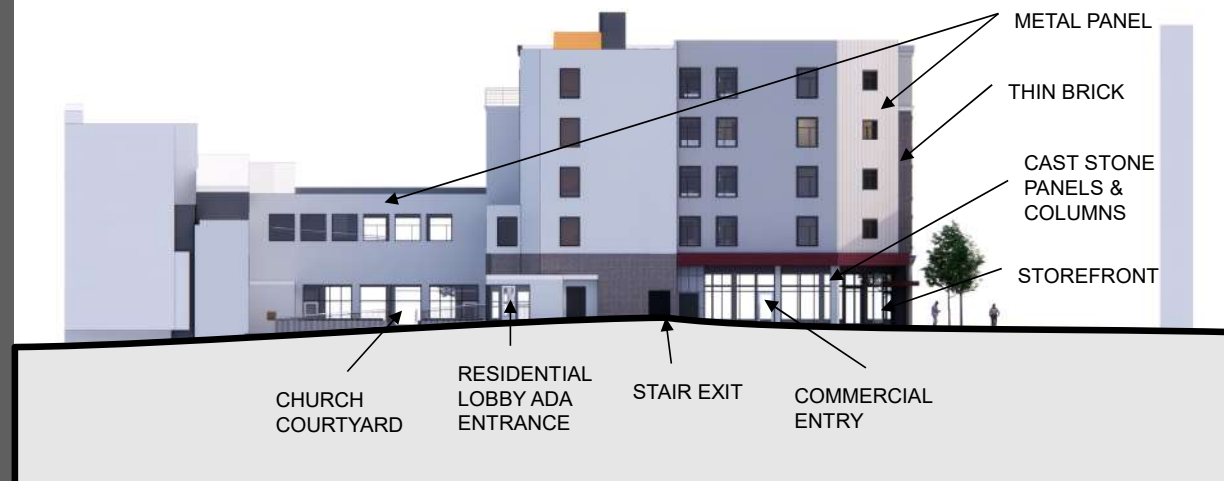
NORTH ELEVATION

ELEVATIONS

Design Review

Old First House

Facing new
courtyard
shared with
Church building



EAST ELEVATION

3D VIEWS

Design Review

Old First House



RACE STREET LOOKING SOUTH

3D VIEWS

Design Review

Old First House



4TH STREET LOOKING NORTH

3D VIEWS

Design Review

Old First House



4TH AND RACE LOOKING SOUTH

3D VIEWS

Design Review

Old First House



AERIAL VIEW LOOKING NORTHEAST

3D VIEWS

Design Review

Old First House



AERIAL VIEW LOOKING SOUTHWEST

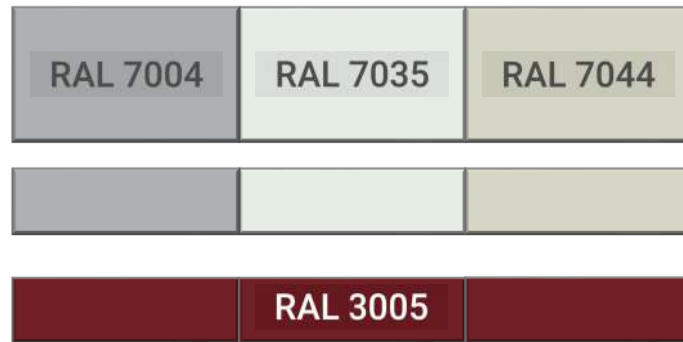
MATERIAL SELECTION

Design Review

Old First House

METAL PANEL

KalZip – Various panel sizes, bond patterns, installation locations



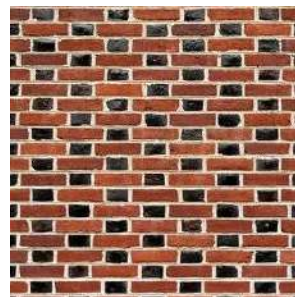
LIGHTWEIGHT CAST STONE

New Cast Stone – Ground Level & 2 Story Building



THIN BRICK

GlenGery – Black Hills Smooth



EXISTING BRICK

151 N. 4th

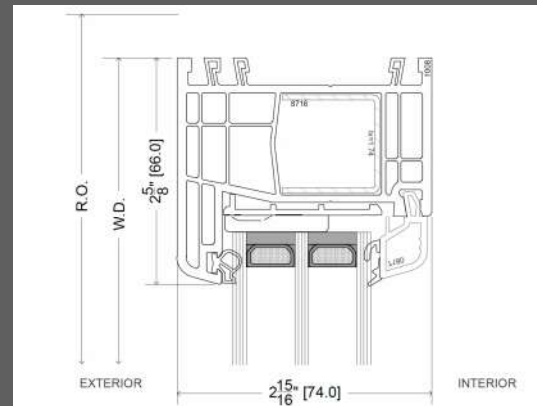
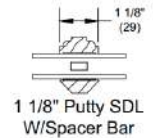
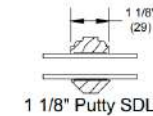
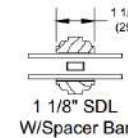
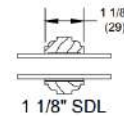
MATERIAL SELECTION

- Passive House Windows and Storefront – putty profiles
- Historic cornices and window replacement to be reviewed with PHC staff



Ultimate Wood Double Hung Collection

Standard Insulating Glass Divided Lite Options



1 FIXED WINDOW SECTION PROFILE @ HEAD
SCALE 1'-0" = 1'-0"

Marvin
Wood Ultimate
Double Hung
Insulated Glass w/
Divided Lites



Intus Super 74
Passive House windows and storefront

